

**05**

**Vehicular Access and  
Highways**



## 5.0 Vehicular Access and Highways

### 5.1 Vehicular Access and Highways

Stantec UK Limited has been appointed by Exemplar Health Care Services Limited to prepare a Transport Statement in support of a planning application for a proposed residential care development on land located at Perseverance Street, Brnsley.

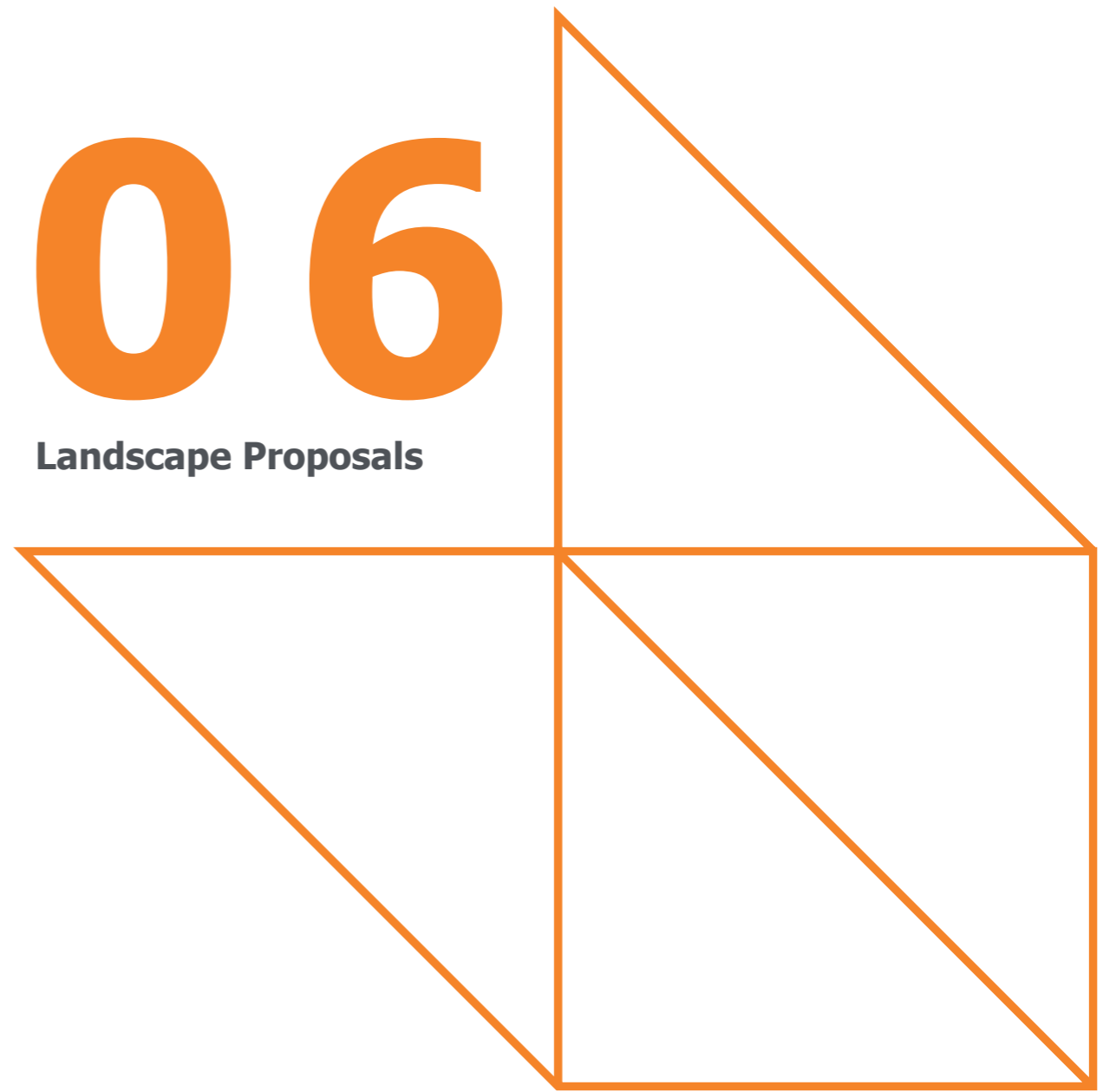
The Vehicular, pedestrian and cycle access to the site of the proposed development will accessed off Perseverance Street, allowing access to a parking area, including two disabled spaces and a service bay.

In accordance with NPPF, it has been demonstrated that the proposed development is in a highly sustainable location with no local highway safety issues.

For further information please refer to Stantec's revised Transport Statement & Travel Plan for further detail.

**06**

**Landscape Proposals**



## 6.0 Landscape

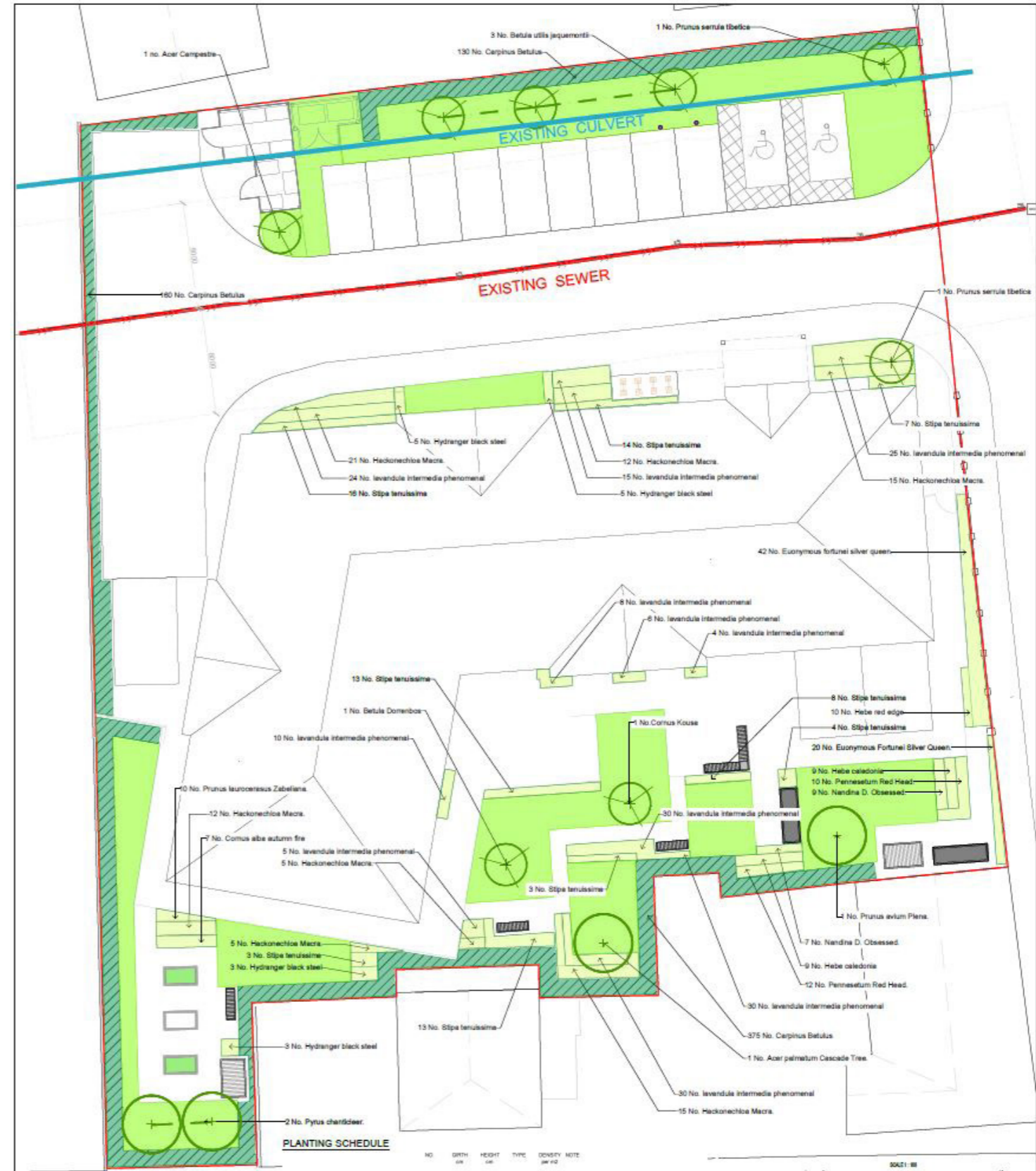
### 6.1 Landscape Proposals

The landscape setting will be structured with the specific needs of the residents in mind. Communal gardens for the shared use of the residents will be provided along with private patio areas for residents on the ground floor outwards from the central hub and community areas. The internal layout of the proposal has been designed to include terrace areas to provide communal areas for both residents and visitors. The following is incorporated within the proposals:

- Outdoor seating/eating areas – covered and/or open
- Attractive gardens with all year-round colour and seasonal interest
- Walkways around the building for visitors and residents to use
- Stimulation through landscape for residents with dementia
- Private patio space for residents to site adjacent to their rooms



Proposed Landscape Imagery



Proposed Planting Plan



07

**Benefits and Planning Balance**



### 7.1 Benefits and Planning Balance

We consider that the principle and proposed quantum of development is acceptable in highways and design terms and would be compliant with the development plan. Should officers disagree and have any ongoing concerns regarding the proposal, we consider these should be considered in the planning balance against the substantial benefits of the scheme, which are as follows:

- The proposal will facilitate the redevelopment of a vacant brownfield site, bringing it back into positive use.
- The proposal would provide much-needed facility of this type in the Blackburn area. The requirement for such a facility is evidenced in the correspondence which has been prepared by Exemplar.
- The proposed scheme provides a high-quality accommodation for service users, with well-sized private rooms and communal areas to meet different needs. This includes lounges, quiet lounges, activity rooms and training rooms.
- The proposed facility will enable local people to be able to use local facilities which meet their needs, rather than having to stay for prolonged periods in hospital awaiting bed spaces or relocating away from the Blackburn area.
- Further to discussion with Exemplar, it has been confirmed that the development will employ 34 to 38 members of staff during the day, including ancillary staff. The majority of staff will be recruited locally. The shift patterns for care working staff will be split over two 12-hour shifts, from 8am to 8pm and from 8pm to 8am. The majority of the staff will therefore arrive between 7.30am and 8am for the day shift and between 7.30pm and 8pm for the night shift.

- The range of long-term jobs will be substantial and will include medical professionals as well as ancillary support staff. The nature of the operation will mean that several opportunities will be suited to employees looking to fit a family life around employment. This will also help the local economy in terms of economic benefits.

- Exemplar engage with local communities and facilitate community cohesion.

We trust that you agree that the proposed provision of a specialist care facility in the local area would be beneficial.

Exemplar have worked closely with Watson Batty Architects to create a scheme which not only meets their needs for a facility but relates very well to the site and surrounding properties.

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